



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 12/13/2021**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #115220 CCF #211060**

<b>Property</b>	1825 N. 1ST ST.	Brewers Hill
<b>Owner/Applicant</b>	DAVID H DUGAN STEFANIE BN DUGAN 1825 N 1ST ST MILWAUKEE WI 53212	SAME
<b>Proposal</b>	Expand front porch on non-historic home to create usable depth, balcony, and replace one second floor window with a door onto the new balcony. Proposed depth is not final and is subject to the Commission's determinations of appropriateness. Materials will be wood.	
<b>Staff comments</b>	<p>This home was built in the early 1990s as one of the first new construction homes in the Brewers Hill District. While the house is of fine design, staff does not believe it has yet acquired historic significance. With this in mind, it seems wiser to continue to apply the new construction guidelines rather than the historic property guidelines.</p> <p>Therefore, our standard four new construction criteria should apply: scale, form, siting, and materials. None of these are violated by this new proposal. Larger porches and balconies have historical basis in Brewers Hill and immediately neighboring porches do appear to be deeper than on this home. Therefore, the proposal also meets the streetscape standards for the district.</p> <p>Staff's only concern is the new balcony down as shown in the rendering. The location is fine, but an alternate, more period-compatible design should be selected. This has already been discussed between staff and applicant.</p> <p>The front setback requirement for this zone is the average of the block face and the immediately neighboring porches on historic homes appear to project farther toward the street than the subject house.</p>	
<b>Recommendation</b>	Recommend HPC Approval, referring to staff for review of final measurements, design drawings, and materials selection.	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Change balcony door to one of staff's recommended alternates or continue working with staff on other options.</li><li>2. No synthetic or composite wood products are to be used as a surface treatment. Synthetics and composites may be used for structural components where not visible to the average porch user. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.</li></ol>	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		